

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

OCTOBER 18, 2007

WHEELER BLOCK DEVELOPMENT

Purpose: Information and Guidance

The purpose of this agenda item is to provide the Committee with a progress report on the development of the Wheeler development. Gary Robinson, Director, Department of Information Services, will make the presentation.

PREVIOUS DISCUSSION

At the September 20, 2007 CCDAC meeting, the committee received an update on the Wheeler site development activities.

PROJECT ACTIVITY

- **Project Finance and Delivery**
OFM and DIS used the state lifecycle cost model developed by the Joint Legislative Audit and Review Committee to evaluate two different financing and delivery methods. Only one method could successfully deliver the project within the compressed schedule with a February, 2010 completion date. The selected model incorporates a developer-led, nonpublic works method using 63-20 financing.
- **Request for Proposals (RFP)**
The project RFP was released October 8, 2007. RFP responses are due by November 2, 2007. The RFP and related information is available on the project web site at <http://dis.wa.gov/wheelerSM.htm>.
- **Child Care Facility**
A child care consultant has completed an evaluation of interim relocation alternatives for the child care facility currently located on the Wheeler property. The analysis was presented to the parent board on October 10, 2007. The Wheeler project RFP includes a requirement that the developer address inclusion of a child care center either in a standalone building, or incorporated into one of the buildings.
- **Survey**
Preliminary results from the site survey of the Wheeler property have been received. Final survey information is anticipated before the end of the month and will be posted on the Wheeler project website.
- **Puget Sound Energy (PSE) Substation**
DIS contracted with PSE to do a feasibility analysis of relocating the PSE substation to allow for a more efficient use of the site. The analysis returned a budget estimate of \$6 to \$7 million to move the substation. It is not contemplated to be relocated at this time.
- **GA and DIS are continuing to work on relocation plans for the agencies on the Wheeler site.**

NEXT STEPS

Recommend the location of the interim child care center. Continue working with center representatives on a location for a permanent facility.

Interviews of RFP respondents are anticipated to begin on November 12, 2007. Selection of the successful team is planned by November 14, 2007. Negotiations will begin immediately thereafter on a pre-development agreement.

Continue discussions with Department of Archaeology and Historic Preservation and GA on a mitigation strategy for the anticipated removal of the potentially historic Clow Apartment building.